

FOR LEASE - F&B/Retail Space



217 W Broughton Street Savannah, GA



# OFFERING SUMMARY

217 W Broughton Street



For Lease

## Property Description

Judge Realty presents 217 A & B W Broughton Street in Downtown Savannah, GA, a demisable 6,204 square foot retail, F&B basement space directly below Urban Outfitters. Previously occupied by Ordinary Pub, the space can be demised into 2 suites, with flexible SF options depending on the tenant's needs while offering a restored historic Savannah interior aesthetic. This location has historically proven successful for late-night venues, and would be ideal for restaurant operators, interactive or immersive entertainment, and retail with additional immediately surrounding business such as Rancher Hat Bar, Pitched & Co, Free People, and Banana Republic. Property has been renovated/repared as of Q1, 2026 and is shell-ready for tenant buildout and finishes. TI Allowance negotiable.

## General Information

Square Feet Available:	6,504 SF
Demisable:	Yes (2 Suites)
Available Floor:	Basement
Rental Rate:	\$30.00/SF/Year
Lease Structure:	NNN
Zoning:	D-CBD
Year Built:	1890
Renovated:	Q1, 2026
Available:	June 1 <sup>st</sup> , 2026
TI Allowance:	Negotiable

For more information, please contact:



### Lori Judge

CEO  
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Office: 912-236-1000  
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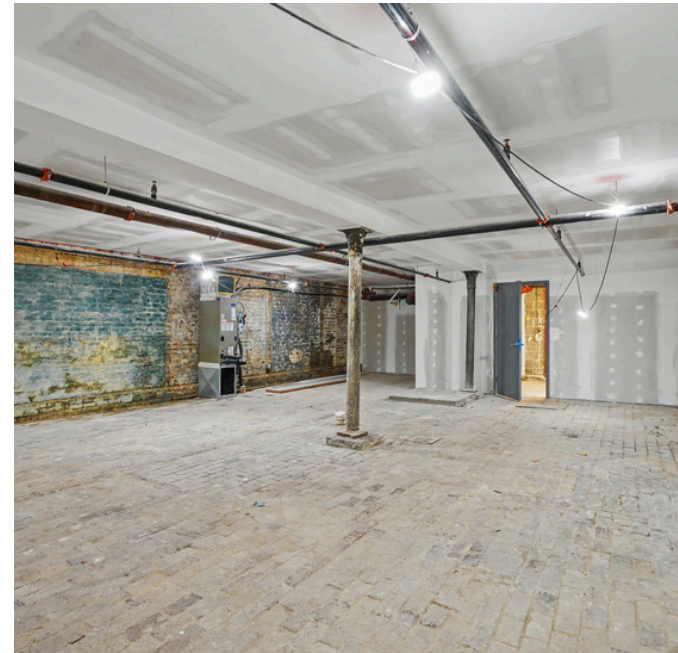
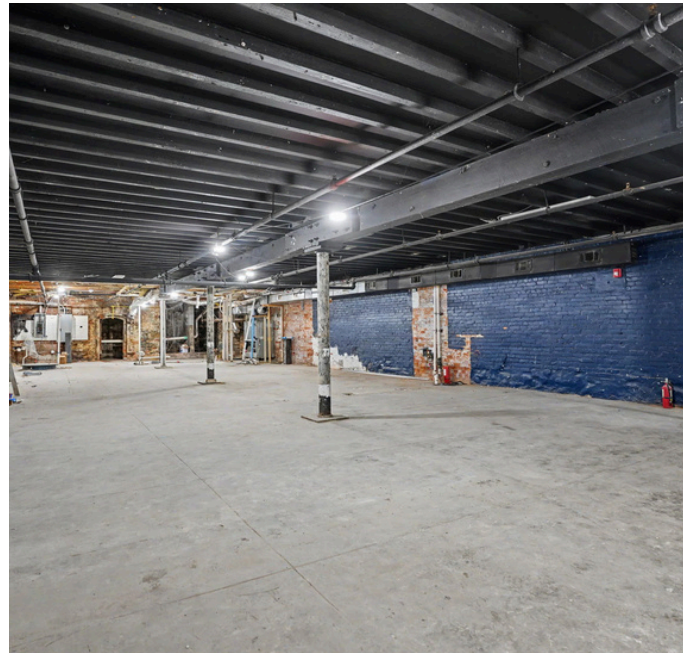


### Alex Hansbarger

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# ADDITIONAL PHOTOS

217 W Broughton Street



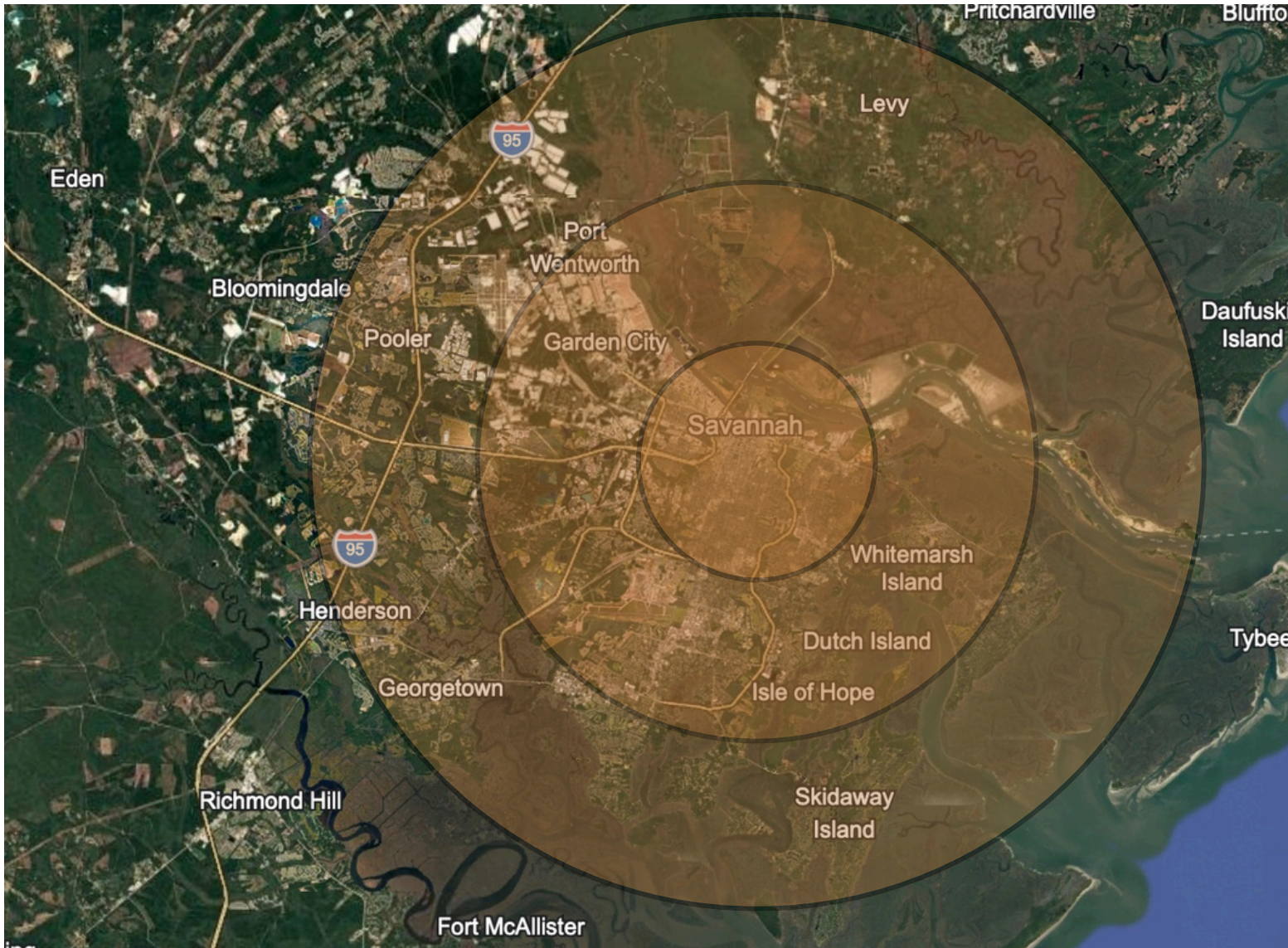
# FLOOR PLAN

217 W Broughton Street



# Location/Demographics

217 W Broughton Street



## 2025 Demos

### Population

3 Mile: 70,238  
5 Miles: 117,351  
10 Miles: 243,748

### Average HH Income

3 Mile: \$76,986  
5 Miles: \$75,303  
10 Miles: \$88,959

### Median Age

3 Mile: 35  
5 Miles: 35.5  
10 Miles: 38

### Tourism (2023)

17.7 Million Reported

### Taxable Retail Sales (Chatham County)

2024 - 12.3B  
2022 - 11.4B  
2020 - 7.9B

## About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

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COMMERCIAL


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RESIDENTIAL

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PROPERTY MANAGEMENT

 Savannah, GA 31404

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